

DEMOLITION GENERAL NOTES

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2010 EDITION OF THE FLORIDA BUILDING CODE, FLORIDA RESIDENTIAL CODE, PLUMBING, MECHANICAL & ELECTRICAL CODES AS WELL AS WITH ALL LOCAL ORDINANCES REQUIREMENTS. THE CONTRACTOR IS TO BID THE WORK TO CONFORM WITH THE CODES AND OTHER REQUIREMENTS MENTIONED ABOVE.
- INTENT OF THESE DRAWINGS IS THAT THE CONTRACTOR'S WORK WILL CONSIST OF FURNISHING ALL DEMOLITION, LABOR MATERIALS, EQUIPMENT AND DEBRIS REMOVAL NECESSARY TO COMPLETE THE SCOPE OF WORK INDICATED ON THESE DRAWINGS.
- OBTAIN CLARIFICATION AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS, INCLUDING ADDITIONAL DETAILS, DIRECTLY FROM THE ARCHITECT.
- DEMOLITION SHALL BE SELECTIVE AS INDICATED ON THESE DRAWINGS. REFER TO DEMOLITION SCOPE WORK.
- DEMOLITION WORK TO INCLUDE REMOVAL OF EXISTING COMPONENTS, NECESSARY AND INCIDENTAL TO COMPLETE SCOPE OF WORK. REFER TO DRAWINGS FOR LOCATION OF WORK.
- INSTALL TEMPORARY SHORING AT ALL LOCATIONS WHERE LOAD BEARING WALLS ARE TO BE MODIFIED. TEMPORARY SHORING SHALL BE ADEQUATE TO ENSURE SAFETY OF THOSE WORKING ON SITE, PREVENT DEFLECTION AND ENSURE STRUCTURAL INTEGRITY.
- EXECUTION OF DEMOLITION AND ALTERATION WORK SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH SAFETY AND CONVENIENCE OF THOSE OCCUPYING AND/OR EMPLOYED IN AND ABOUT PREMISES. SAFETY FEATURES FOR PROTECTION OF EMPLOYEES AND THE PUBLIC SHALL COMPLY WITH MINIMUM STANDARDS OF THE FLORIDA INDUSTRIAL COMMISSION.
- ALTERATION WORK AS SHOWN TO INCLUDE CUTTING AND PATCHING EXISTING PARTITIONS, CEILINGS, FLOORS, AND THE WORK OF OTHER TRADES. CUT, REMOVE, PATCH, ALTER AND REFINISH EXISTING CONSTRUCTION AS CALLED FOR ON DRAWINGS AND AS SPECIFIED, SO AS TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION. SURFACES OF EXISTING WORK THAT WILL BE IN CONTACT WITH NEW WORK TO BE PREPARED TO RECEIVE AND BOND WITH NEW WORK. CUTTING AND PATCHING TO BE DONE NEATLY AND CAREFULLY, MATERIALS AND METHODS TO MATCH EXISTING ADJACENT WORK.
- EACH CONTRACTOR SHALL PROVIDE ALL BARRIERS, DUST PARTITIONS, WARNING DEVICES AND OR TEMPORARY FENCING AS REQUIRED BY LAW, CODE, OR ORDINANCE AND AS OTHERWISE REQUIRED, IN ORDER TO PROTECT THE OCCUPANTS, WORKERS AND USERS OF ADJACENT FACILITIES FROM THE DEMOLITION. PROTECT ALL CONCEALED UTILITIES. PRIOR TO DEMOLITION OF ANY STRUCTURE, GENERAL CONTRACTOR MUST REMOVE PORTIONS OF CEILINGS AND OPEN CHASES IN AREAS OF SAID BUILDING FLOOR TO ALLOW INSPECTION OF THESE SPACES. ELECTRICAL SUB-CONTRACTOR SHALL CAP AND/OR REROUTE ACTIVE UTILITIES AS REQUIRED. ELECTRIC LINES OR SIMILAR HAZARDS WITH WHICH A WORKER MIGHT COME IN CONTACT, SHALL BE ENCASED OR GROUNDED.
- COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, IF ANY, AND RELATED CAPPING AND UTILITY SHUTDOWN IF NECESSARY BY SUCH DEMOLITION WORK.
- REMOVE ALL MECHANICAL, PLUMBING AND WATER PIPING BACK TO THEIR SOURCE AND CAP AS REQUIRED.
- GENERAL CONTRACTOR TO PATCH OPENINGS IN PARTITION, CEILINGS, AND FLOORS CAUSED BY WORK OF OTHER TRADES. PATCHING AND FINISHING TO MATCH EXISTING OR NEW ADJACENT WORK.
- DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT DEMOLITION SITE FROM DISRUPTING NORMAL SITE AND ADJACENT SITES ACTIVITIES.
- SCHEDULE DEMOLITION AND REMOVAL AS TO MINIMIZE THE IMPACT ON ADJACENT AREAS SINCE THESE AREAS MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE DISTURBED OR INTERRUPTED DURING NORMAL WORKING HOURS.
- ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN.
- CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
- TRANSPORT DEBRIS MATERIAL IN AN ACCEPTABLE MANNER AS TO PREVENT SPILLAGE ON TO STREETS.
- DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE DEMOLITION CONTRACTOR SHALL PAY ALL FEES FOR RUBBISH DISPOSAL.
- CONTROL THE AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATING A NUISANCE IN SURROUNDING AREAS. AVOID THE USE OF WATER TO CONTROL DUST WHEN IT WILL CREATE OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
- WASTE MATERIAL AND RUBBISH FROM DEMOLITION AND ALTERATION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIAL WILL BE AT THE DISCRETION OF THE CONTRACTOR. OPEN FIRES WILL NOT BE PERMITTED FOR DISPOSING OF WASTE. CONTRACTOR SHALL PROVIDE AN EXTERIOR AREA TO COLLECT ALL DEMOLISHED MATERIAL NOT TO BE REUSED. THIS AREA SHALL BE SAFE AND UNOBSTRUCTING TO BUILDING FUNCTIONS.
- EXISTING PAVING, LANDSCAPING OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED WITH NO ADDITIONAL COST TO OWNER.
- NOTIFY ARCHITECT BEFORE UNDERTAKING ANY FURTHER DEMOLITION BEYOND WHAT IS SHOWN IN THE SCOPE OF WORK. DO NOT REMOVE ANY WALLS/PARTITIONS WITHOUT THE ARCHITECT'S VISUAL INSPECTION AND WRITTEN APPROVAL.

DEMOLITION SCOPE OF WORK

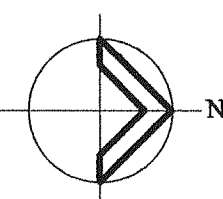
- REMOVE 1 (SEVEN) FOOT PORTION OF EXISTING PRIVACY FENCE TO BE REPLACE BY NEW CMU WALL.
- SAW-CUT EXISTING CONCRETE SLAB TO ALLOW FOR NEW FOUNDATIONS EXCAVATION.
- REMOVE EXISTING SLIDING GLASS DOOR
- SAW-CUT AND REMOVE EXISTING OVERHANG IN THE PATH OF THE NEW ADDITION
- REMOVE EXISTING GYPSUM BOARD CEILING, AS INSTRUCTED BY THE ARCHITECT, TO ALLOW FOR INSPECTIONS OF TRUSSES AND CONNECTION OF NEW TRUSSES.
- REMOVE EXISTING POPCORN FINISH FROM EXISTING GYPSUM BOARD CEILINGS.
- REMOVE AND REPLACE EXISTING INSULATION WITH R-30 BATT OR BLOWN IN INSULATION.
- REMOVE EXISTING A/C CONDENSING UNIT AND REPLACE WITH NEW CU. IN EXISTING LOCATION AS SHOWN ON SHEET A-3.
- EXISTING CONCRETE SLAB TO REMAIN
- EXISTING SLIDING GLASS DOOR TO REMAIN.
- EXISTING SHED TO BE REMOVED
- REMOVE DAMAGED ELECTRICAL WIRING ON WEST WALL BACK TO NEAREST UNDAEMAGED CONNECTING POINT. CAP-OFF UNTIL NEW WORK IS UNDERTAKEN.
- REMOVE EXISTING LIGHT FROM FRONT GABLE-END. EXISTING INSTALLATION TO BE INSPECTED.

DEMOLITION WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED. REFER TO SCOPE OF WORK.

DEMOLITION PLAN

SCALE : 1/4" = 1'-0"



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Project Title  
RAMOS RESIDENCE  
PROPOSED ADDITION

13228 S.W. 112TH COURT  
MIAMI, FLORIDA 33176

Sheet No.

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